









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! Available end of April 2021 as currently undergoing modernisation, this three bedroom end link home offers an excellent rental opportunity. Comprising reception hall, lounge, dining room, kitchen, utility, three first floor bedrooms and a shower room, the property benefits from gas central heating, UPVC double glazing and gardens to the front and rear. Occupying a lovely position on this quiet pedestrianised walkway and featuring a quiet cul-de-sac to the rear, the property is well placed for all local amenities and is particularly convenient for the A19 corridor serving Nissan, Doxford International Business park, Newcastle upon Tyne and Durham.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Part glazed door to

Reception Hall

Double radiator, timber panelled walls, spindle balustrade staircase.

Lounge 11'0" x 13'8"



UPVC double glazed oriel bay window to front, double radiator, coved cornicing to ceiling, arch through to

Dining Room 8'10" x 9'0"



Double radiator, tilt and slide UPVC double glazed patio door leading out into rear courtyard.

Kitchen 7'7" x 8'8"



Base and eye level units with marble coloured working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, steps down to

Utility 7'3" x 8'5"

Plumbing for washer, space for tumble dryer, UPVC double glazed windows and door leading out into rear gardens. Timber door to brick store.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 9'3" x 14'1"



UPVC double glazed window to front, double radiator.

Bedroom 2 (rear) 9'3" x 8'9"



UPVC double glazed window, double radiator.

Bedroom 3 (front) 9'7" x 7'8" max dimensions



Bulk head cupboard housing wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to front, double radiator.

Bathroom



Low level WC, washbasin and large walk in shower enclosure - attractive white suite with UPVC lined walls and ceiling, laminate flooring, heated towel rail, UPVC double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Hard landscaped gardens to the front, enclosed gardens to the rear with a sunny position and seating area, timber shed.

Lettings Important Notice Let

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Arrangements

To arrange an appointment to view this property contact us

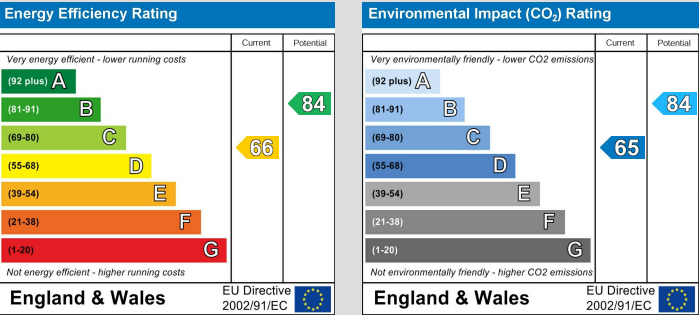
on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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